



**US Army Corps  
of Engineers®**  
Nashville District

# Public Notice

Public Notice No. 04-32

Date: May 10, 2004

Application No. 200400749

Please address all comments to:  
Regulatory Branch, 3701 Bell Road, Nashville, TN 37214-2660

## JOINT PUBLIC NOTICE US ARMY CORPS OF ENGINEERS TENNESSEE VALLEY AUTHORITY

**SUBJECT:** Proposed Community Dock and Bank Stabilization at Mile 646.3, Left Bank, Tennessee River, in Knoxville, Knox County, Tennessee

**TO ALL CONCERNED:** The application described below has been submitted for a Department of the Army Permit pursuant to **Section 10 of the Rivers and Harbors Act of 1899 (33 USC 403) and Section 404 of the Clean Water Act (33 U.S.C. 1344)**. The bank stabilization activity included in this application has been previously authorized for purposes of Section 10 and Section 404 by existing Nationwide Permit 13 [January 15, 2002, Federal Register, Issuance of Nationwide Permits; Notice (67 FR 2020)].

**APPLICANT:** Tennessee River Condominium Development Co., LLC  
817 19<sup>th</sup> Street  
Knoxville, Tennessee 37916

**LOCATION:** Mile 646.3, left bank, Tennessee River, in Knoxville, Knox County, Tennessee, USGS Knoxville-TN 7.5 Minute Series Quadrangle Map, Lat 35° 56' 32", Long 83° 55' 37"

**DESCRIPTION:** The proposed work consists of the construction of a fixed community boat dock and maintenance of approximately 390' of riprapped shoreline in connection with the development of the Edgewater Condominiums. Details of the work are as follows:

a. Community Dock. A fixed covered community dock would be built to service the condominium residents. The dock would contain nine slips measuring 10' wide by 24' deep and three slips measuring 15' wide by 30' deep. The slips would be equipped with electric-powered boat hoists. The main walkways and slip fingers would be 8' and 6' wide, respectively. An 8' wide by 175'9" long pier would be constructed at the downstream end of the facility. The docks would be built using Trex wood-polymer® lumber. The deck would be constructed at Elevation (El) 815, i.e., two feet above Fort Loudoun Lake's normal summer pool (NSP), El. 813.

b. Bank Stabilization. Approximately 75 cubic yards of riprap would be installed to repair the existing bank stabilization along the shoreline. The top of the protection would be at El. 815 and the bottom at El. 810. As previously indicated, this activity has been previously authorized by existing Nationwide Permit 13.

Plans of the proposed work are attached to this notice.

The decision whether to issue a permit will be based on an evaluation of the probable impacts including cumulative impacts of the activity on the public interest. That decision will reflect the

national concern for both protection and utilization of important resources. The benefit which reasonably may be expected to accrue from the work must be balanced against its reasonably foreseeable detriments. All factors which may be relevant to the work will be considered including the cumulative effects thereof; among those are conservation, economics, aesthetics, general environmental concerns, wetlands, cultural values, fish and wildlife values, flood hazards, floodplain values, land use, navigation, shore erosion and accretion, recreation, water supply and conservation, water quality, energy needs, safety, food and fiber production, mineral needs, considerations of property ownership, and, in general, the needs and welfare of the people. A permit will be granted unless the District Engineer determines that it would be contrary to the public interest.

The Corps of Engineers is soliciting comments from the public; federal, state, and local agencies and officials; Indian Tribes; and other interested parties in order to consider and evaluate the impacts of this proposed activity. Any comments received will be considered by the Corps of Engineers to determine whether to issue, modify, condition, or deny a permit for this proposal. To make this decision, comments are used to assess impacts on endangered species, historic properties, water quality, general environmental effects, and the other public interest factors listed above. Comments are used in the preparation of an Environmental Assessment and/or an Environmental Impact Statement pursuant to the National Environmental Policy Act. Comments are also used to determine the need for a public hearing and to determine the overall public interest of the proposed activity.

An Environmental Assessment will be prepared by this office before a final decision concerning issuance or denial of the requested Department of the Army Permit.

The National Register of Historic Places has been consulted and no properties listed in or eligible for the National Register are known which would be affected by the proposed work. This review constitutes the full extent of cultural resources investigations unless comment to this notice is received documenting that significant sites or properties exist which may be affected by this work, or that adequately documents that a potential exists for the location of significant sites or properties within the permit area. Copies of this notice are being sent to the office of the State Historic Preservation Officer.

Based on available information, the proposed work will not destroy or endanger any federally-listed threatened or endangered species or their critical habitats, as identified under the Endangered Species Act. Therefore, we have reached a no effect determination, and initiation of formal consultation procedures with the U.S. Fish and Wildlife Service is not planned at this time.

Other federal, state, and/or local approvals required for the proposed work are as follows:

- a. Tennessee Valley Authority (TVA) approval under Section 26a of the TVA Act. In addition to other provisions of its approval, TVA would require the applicant to employ best management practices to control erosion and sedimentation, as necessary, to prevent adverse aquatic impacts.
- b. The proposed bank stabilization activity must comply with the terms and conditions of the Tennessee Department of Environment and Conservation's (TDEC) General Permit for this activity established under the requirements of the Tennessee Water Quality Control Act of 1977 (T.C.A. § 69-3-101 et seq). Applicants not familiar with the terms and conditions of this general permit must provide notification to TDEC before beginning construction.

Any person may request, in writing, within the comment period specified in this notice, that a public hearing be held to consider this application. Requests for public hearings shall state, with particularity, the reasons for holding a public hearing.

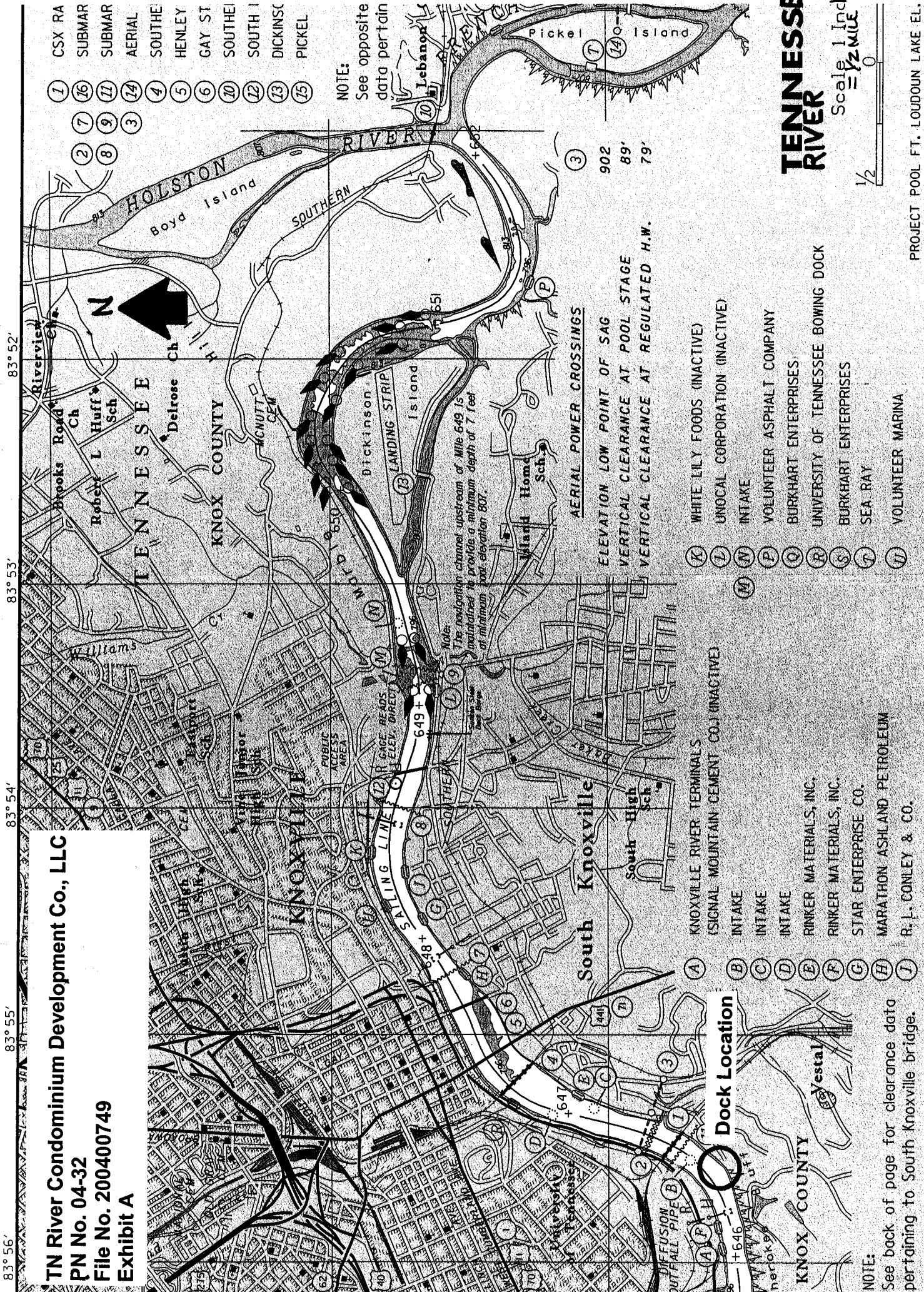
Written statements received in this office on or before June 9, 2004, will become a part of the record and will be considered in the determination. Any response to this notice should be directed to the Regulatory Branch, Attn: J. Ruben Hernandez, at the above address, telephone (615) 369-7519. It is not necessary to comment separately to TVA since copies of all comments will be sent to that agency and will become part of its record on the proposal. However, if comments are sent to TVA, they should be mailed to Little Tennessee Watershed Team, Attn: Ms. Janet L. Duffey, 804 Highway 321 North, Suite 300, Lenoir City, Tennessee 37771-6440. Requests for information about TDEC's general permits can be sent to the Tennessee Division of Water Pollution Control, 7th Floor, L&C Annex, 401 Church Street Nashville, Tennessee 37243-1534, telephone (615) 532-0625.

83° 56' 83° 55' 83° 54' 83° 53' 83° 52'

**TN River Condominium Development Co., LLC**  
**PN No. 04-32**  
**File No. 200400749**  
**Exhibit A**

- CSX RA
  - SUBMAR
  - SUBMAR
  - AERIAL
  - SOUTHE
  - HENLEY
  - GAY ST
  - SOUTHE
  - SOUTH I
  - DICKINSC
  - PICKEL
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# TENNESSEE RIVER

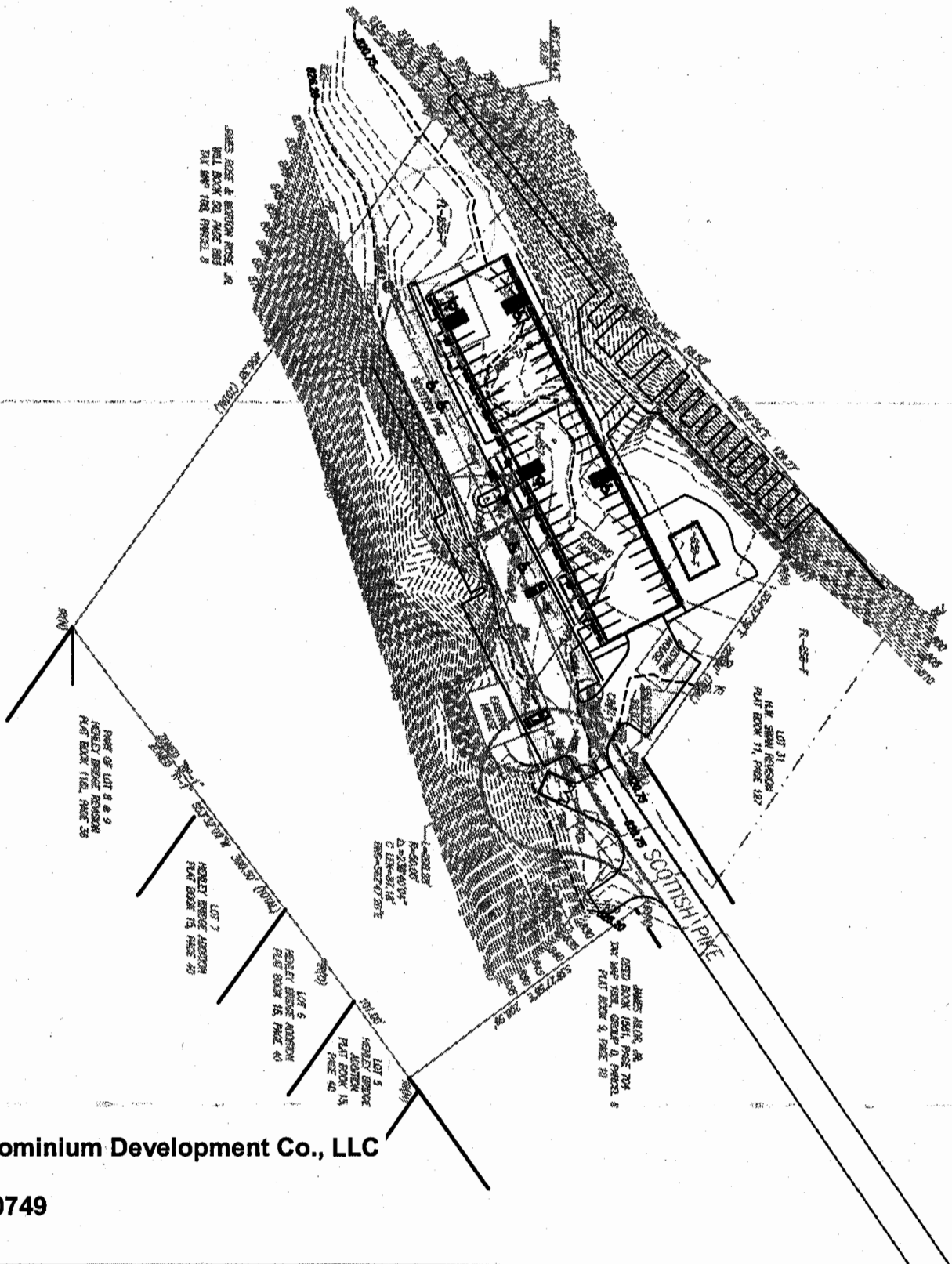
Scale 1 inch = 1/2 mile

PROJECT POOL FT. LOUDOUN LAKE EL.





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SITE PLAN

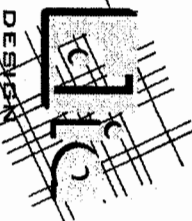


TN River Condominium Development Co., LLC  
PN No. 04-32  
File No. 200400749  
Exhibit C

PROJECT #	200338
PROJECT:	EDGEWATER
DATE:	04-21-04
SHEET #:	AS101
REFERENCE	

LUXURY CONDOMINIUMS FOR :  
**EDGEWATER CONDOMINIUMS**  
FORT LOUDON RESERVOIR  
KNOX COUNTY, TENNESSEE

DESIGN  
INNOVATIONS  
ARCHITECTS



1803 CLINCH AVENUE  
KNOXVILLE, TN 37916  
P: (865) 637-8540  
F: (865) 544-3840  
WWW.DIA-ARCH.COM

TOTAL BOAT SLIPS

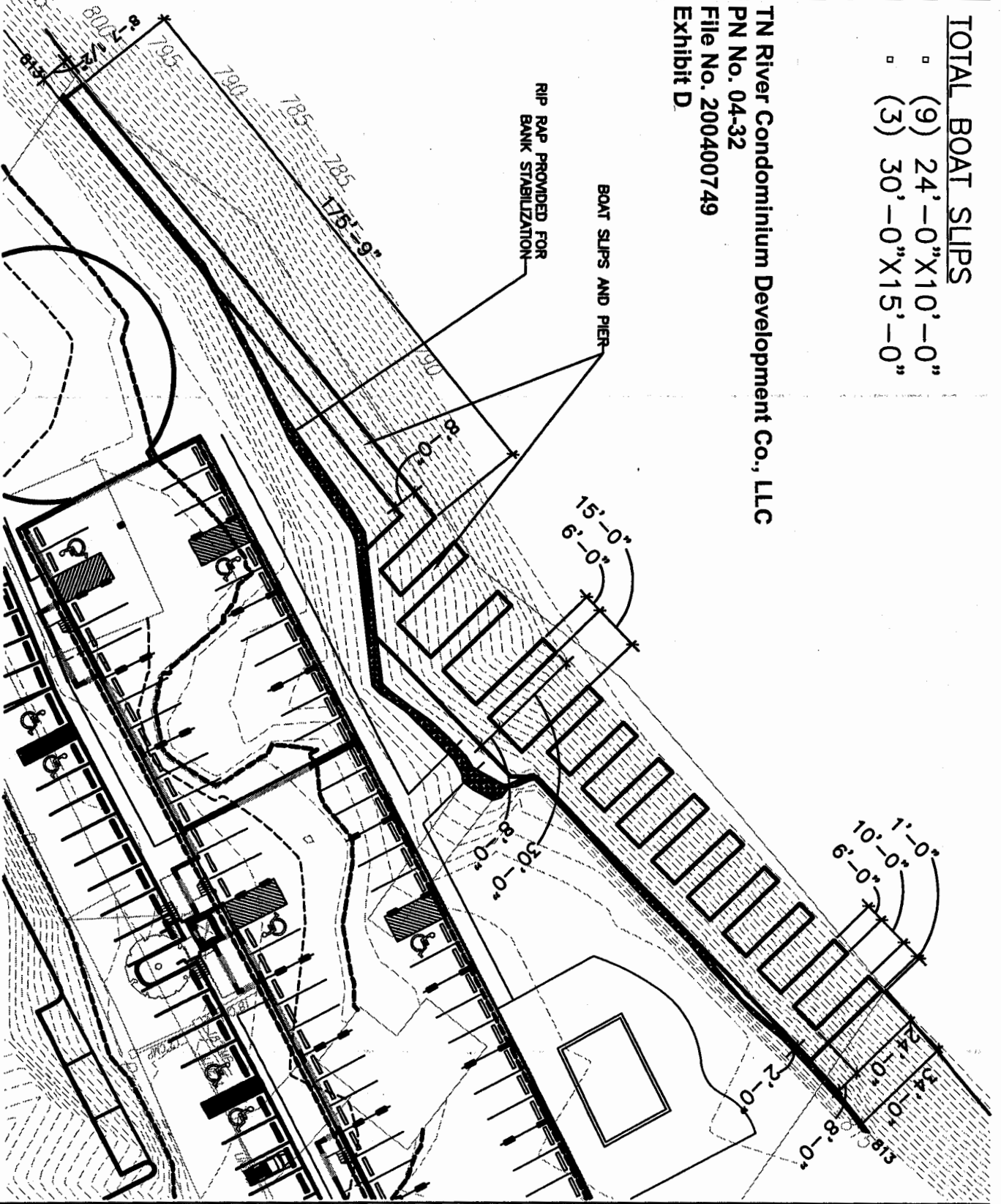
- (9) 24'-0"X10'-0"
- (3) 30'-0"X15'-0"

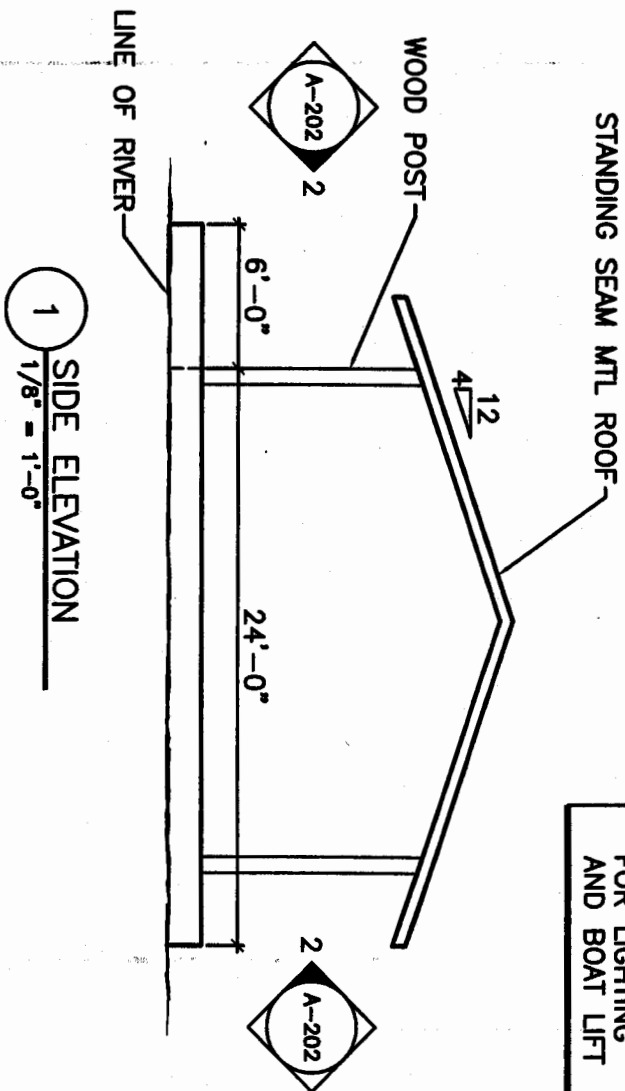
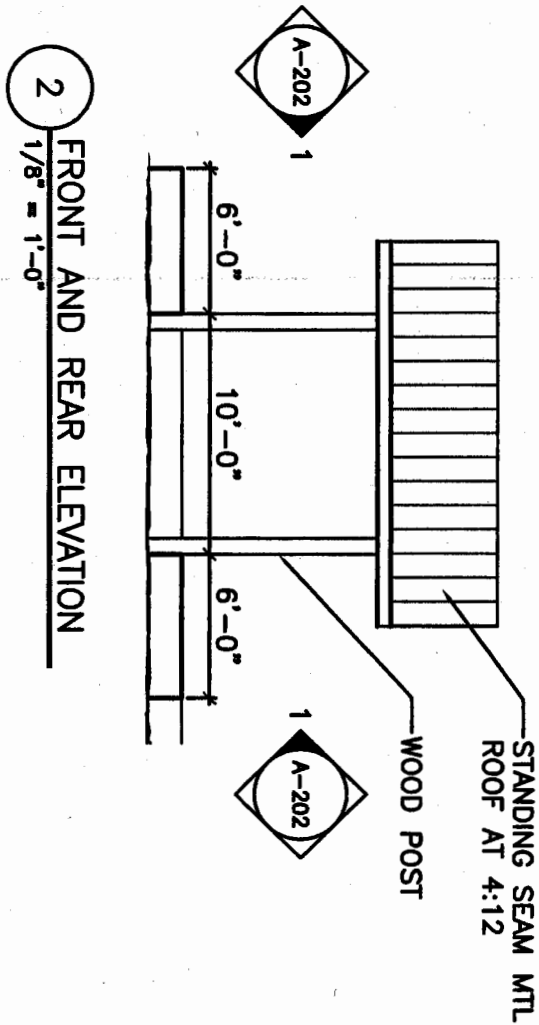
TN River Condominium Development Co., LLC

PN No. 04-32

File No. 200400749

Exhibit D





TN River Condominium Development Co., LLC  
PN No. 04-32  
File No. 200400749  
Exhibit E

PROJECT #:	200338
PROJECT:	EDGEWATER
DATE:	04-22-04
SHEET #:	A-202
REFERENCE:	-

LUXURY CONDOMINIUMS FOR :  
**EDGEWATER CONDOMINIUMS**  
FORT LOUDON RESERVOIR  
KNOX COUNTY, TENNESSEE

**Design Innovations Architects**  
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